



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

August 14, 2008

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

FOR PURPOSES OF CONSIDERATION OF NORTH JAMUL WIRELESS TELECOMMUNICATIONS FACILITY P04-043, ER 04-19-019

1. Project Number(s)/Environmental Log Number/Title:

P04-043, ER 04-19-019, North Jamul Wireless Telecommunications Facility
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3. a. Contact: Michelle Chan, Project Manager
b. Phone number: (858) 694-2610
c. E-mail: Michelle.Chan@sdcounty.ca.gov
4. Project location:

15503 Lyons Valley Road, Jamul-Dulzura; San Diego County
(APN 519-210-38)
Thomas Brothers Coordinates: Page 1273, Grid D/6, E/6
5. Project Applicant name and address:

Debra DePratti Gardner
Sprint-Nextel Communications
5761 Copley Drive, Suite #100
San Diego, CA 92111

6. General Plan Designation

Community Plan: Jamul-Dulzura
Land Use Designation: (18) Multiple Rural Use
Density: 1du/0.15 acre(s) where the slopes of a proposed parcel is greater than 25% and does not exceed 50%, 8-acre minimum parcel size.

7. Zoning

Use Regulation: A72
Minimum Lot Size: 1du/0.125 acre(s)
Special Area Regulation: -

8. Description of project:

The project is a Major Use Permit to construct and operate an unmanned wireless telecommunications facility. The project includes the installation of 12 panel antennas within a 32 foot tall architectural tower addition to a single-family residence. Other project elements include a 24'x13'9" equipment shelter, two air condenser units, and a 5 foot tall CMU block wall. Trenching would be conducted for the installation of power and telecommunication lines.

The project site is located on a 7.81-acre parcel containing an existing single-family residence and 9 foot water tank. Access is provided by Lyons Valley Road in the Jamul/Dulzura Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural Development Area (RDA), Land Use Designation (18) Multiple Rural Use. Zoning for the site is A72 General Agriculture.

The project would involve approximately two vehicle trips per month for routine maintenance of the facility. As the project does not require water or sewer service, no extension of water or sewer utilities would be required. The project does not include any off-site improvements and no uses would be removed as part of the project.

To visually integrate the telecommunications facility, the equipment shelter and tower would be incorporated as architectural additions to the existing single-family residence. The tower and equipment shelter would be painted and textured to match the residence. The tower would rise 6 feet above the roof of the two-story house, keeping in proportion its height. Finally, a wood roof deck would be constructed to extend over the top of the proposed equipment shelter, providing further screening and architectural integration.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project area includes a single-family residence, water tank and sparse vegetation where the area has been disturbed. The majority of the surrounding

land is vacant open space exhibiting steep, rugged terrain with rock outcroppings, boulders, and dense vegetation. The surrounding area also includes single-family dwellings on large parcels ranging in size from 2.13 acres to 18.70 acres.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Michelle Chan

Printed Name

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL REVIEW CHECKLIST

I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation. Generally, the viewshed from a highway includes the land adjacent to and visible from the vehicular right-of-way and extends the distance of a motorist's line of vision, using a reasonable boundary when the view extends to the distant horizon. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Based on photographs of the subject parcel and photosimulations provided by the applicant, the proposed project is not visible from a scenic vista, a County priority scenic route, or a State Scenic Highway; therefore, the project would not have an adverse impact on these visual resources. Furthermore, the proposed project would not have an adverse effect on the existing visual character and quality of the project site and surroundings. The existing visual character and quality of the project site and surroundings can be characterized as vacant open space with substantial mature vegetation, boulders, and rock outcrops and rural residential uses. The proposed telecommunications facility would be compatible with the existing visual environment in terms of visual character and quality because the facility would use stealth technology in the form of architectural additions to an existing single-family residence. The proposed tower and equipment shelter would be visible from public vantage points along Lawson Valley Road, Lee Valley Road, and Skyline Truck Trail. However, the architectural additions would be constructed to conform to the color, texture, and architectural style of the existing house. In addition, a deck would be constructed extending from the house over the proposed equipment shelter to provide further screening and architectural

integration with the house. Finally, the proposed 32 foot tower would be six feet higher than the roof line of the existing house. As such, photosimulations demonstrate that the addition would be in proportion to the height of the existing house and in conformance with its architectural style. Therefore, the facility would conform to the visual character of the area as viewed from public vantage points and the impact would be less than significant.

The project would not result in cumulative impacts to scenic resources within a scenic vista, a County priority scenic route, or a State Scenic Highway because the project is not located within the viewshed of these resources. Therefore, the project would not result in adverse project-level or cumulative aesthetic impacts.

b) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. The nine cutouts located at the top of the architectural tower addition would be open and not contain windows. Therefore, the project would not create any new sources of light pollution that could contribute to skyglow, light trespass or glare, nor would the project adversely affect day or nighttime views.

II. AGRICULTURAL RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site and the surrounding area do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local

Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A72, which is considered an agricultural zone. However, the proposed project would not result in a conflict in zoning for agricultural use because Telecommunications facilities are a permitted use in A72 zones and their operation is compatible with agricultural uses. As the project site is not under a Williamson Act contract, there would be no conflict with either existing agricultural zoning or a Williamson Act contract. Therefore, the impact is less than significant.

III. AIR QUALITY -- Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions from the construction phase would be minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. Emissions associated with the project include very limited emissions of PM₁₀, NO_x and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (two per month) associated with the

project would not constitute a significant air quality impact. Furthermore, any grading in excess of 200 cubic yards would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures.

According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM₁₀. Also, the project does not include any elements that would cause objectionable odors. Finally, the project would not result in exposure of significant pollutant concentrations to sensitive receptors because the project would not produce significant pollutant concentrations. Therefore, the impact to air quality is less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Biological resources on the project site were evaluated in a Biological Resources Report prepared by Vincent Scheidt dated July 20, 2007. The project is an unmanned wireless telecommunications facility that would attach a 32 foot tall tower with 12 internally mounted panel antennas to an existing single-family residence. Associated equipment, such as an equipment shelter and two air condenser units, would be installed around the residence. The biological study was completed for the project area and 100 feet beyond the proposed wireless facility and utility trench route. The project would impact 0.6 acres of urban developed habitat, 0.2 acres disturbed habitat, 0.8 acres of chamise chaparral, and 0.1 acres of flat top buckwheat. To mitigate for the loss of 0.8 acres of chamise chaparral,

off site purchase of habitat at a 0.5:1 ratio would be required within a secured mitigation bank approved by the California Department of Fish & Game and located in the Multiple Species Conservation Program (MSCP). To mitigate for the loss of 0.1 acres of flat-topped buckwheat, off site purchase of habitat at a 1:1 ratio would be required.

There were no County-sensitive plant species detected onsite. One County-sensitive wildlife species was observed on site: Cooper's hawk (*Accipiter cooperii*). To mitigate for potential impacts to sensitive wildlife species, the project would avoid disturbance within 300 feet of raptor nests during avian breeding season.

Based on the Biological Resources Report prepared by Vincent Scheidt dated July 20, 2007, the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts would occur to wetlands defined by Section 404 of the Clean Water Act.

This site is not part of a regional linkage/corridor as identified on County maps, nor is it in an area considered regionally important for wildlife dispersal. Aerial evidence shows the site has been continually disturbed with residential use, which would not be ideal for wildlife movement corridors or nursery sites. There is an existing corridor approximately ½ mile to the south of the proposed project along Jamul creek that local wildlife would likely use as a corridor. Therefore, it is not expected that the proposed project would result in impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and/or the use of native wildlife nursery sites.

Although the site supports sensitive biological habitat and species, implementation of the mitigation measures described above would ensure that project impacts would not result in substantial adverse effects. The project would not result in or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. All potentially significant impacts will be reduced to a level below significance.

- b) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Biological resources on the project site were evaluated in a Biological Resources Report prepared by Vincent Scheidt (July 20, 2007). The site is an unmanned wireless telecommunications facility that would impact 0.8 acres of chamise chaparral and 0.1 acres of flat-topped buckwheat. One sensitive wildlife species, Cooper's hawk (*Accipiter cooperii*) was observed onsite. The project would mitigate potential impacts to sensitive wildlife species by avoiding disturbance within 300 feet of raptor nests during avian breeding season. To mitigate for the loss of 0.8 acres of chamise chaparral, 0.4 acres of chamise chaparral would be purchased off-site in a mitigation bank located within the MSCP. The loss of 0.1 acres of flat-topped buckwheat would be mitigated with the off-site purchase of 0.1 acres flat-topped buckwheat in a mitigation bank located within the MSCP. As a total of 0.5 acres of off-site habitat would be protected in perpetuity and, thus, would be of greater benefit to the affected species, the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance. Therefore, with mitigation incorporated, the impact is less than significant.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5; or disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project proposes a telecommunications facility on an existing single family residence that was built in 1987. Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Diane Shalom on June 20, 2008, it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

Based on the analysis described above, it has been determined that the project site does not contain any above-ground archaeological resources. However, the majority of the parcel has not been previously surveyed for buried archaeological resources. Because the project includes trenching that would extend into native habitat, potential impacts to buried archaeological resources could result. Therefore, implementation of a

grading monitoring program is required to reduce potential impacts to buried archaeological resources to a level below significant.

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Diane Shalom, on June 20, 2008, it has been determined that the project would not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The project proposes a telecommunications facility on an existing single family residence that was built in 1987. Limited trenching would occur around the existing residence. Because some of the trenching would occur in native habitat, implementation of a grading monitoring program would be required. In the unlikely event that buried human remains are encountered during trenching, implementation of a grading monitoring program would reduce potential impacts to a level below significant.

b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on cretaceous plutonic igneous rock and has no potential for producing fossil remains. In addition, the project would not impact any unique geologic feature that has been catalogued within the Conservation Element (Part X) of the County's General Plan.

VI. GEOLOGY AND SOILS –

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
 - v. Result in substantial soil erosion or the loss of topsoil?
 - vi. Unstable geological conditions?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. The Uniform Building Code (UBC) and the California Building Code (CBC) classify San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within five kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. Therefore, the likelihood that the proposed project area would be subject to rupture of a known earthquake fault, strong groundshaking, or seismic-related ground failure, including liquefaction, is less than significant. Should seismic activity occur in the project vicinity, the project would be in conformance with the Seismic Requirements – Chapter 16 Section 162 – *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. This provision would ensure minimal impacts to the structural integrity of the proposed architectural tower and equipment shed in the event of seismic groundshaking.

The site is located in a landslide zone classified as very low to marginal susceptibility. Therefore, there is a less than significant impact associated with exposure of people or structures to landslides.

According to the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, the soils on-site are identified as Vista rocky coarse sandy loam (VvG) and Cienega very rocky coarse sandy loam (CmrG), which have a soil erodibility rating of severe. This soil classification is not considered expansive as defined within Table 18-I-B of the Uniform Building Code (1994). The proposed project is an unmanned telecommunications facility that would be an addition to a single-family residence. The proposed project would not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and would not develop steep slopes. However, the project would result in site disturbance and grading associated with utility trenching and installation of the architectural tower and equipment shed, resulting in soil movement of less than 700 cubic yards. Due to this site disturbance, the project would be required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). This requirement, in addition to the limited area of disturbance

that would result from construction of the project, would ensure that impacts to soil erosion and topsoil loss are less than significant.

Based on the above, there is a less than significant impact associated with exposure of people or structures to potential adverse effects from rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; and expansive soil. Also, the project would not result in substantial soil erosion or the loss of topsoil, nor would there be a potentially significant impact from the exposure of people or structures to unstable geologic conditions.

Finally, the project would not contribute to a cumulatively considerable geologic or soils impact. All past, present and future projects evaluated for this initial study that involve grading or land disturbance are required to follow the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Stormwater Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Also, all past, present and future projects evaluated for this initial study that involve issuance of a building permit must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, project-level and cumulative impacts associated with geology and soils are less than significant.

- b) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunications facility that does not include or require septic tanks or alternative wastewater disposal systems. No wastewater would be generated as a result of this project; therefore, there is no impact.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; through reasonably foreseeable upset and accident conditions involving the release of

hazardous materials into the environment; through the emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or because the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of hazardous substances. The project would not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances. In addition, the project does not propose the handling, storage, or transport of hazardous materials within one-quarter mile of an existing or proposed school; nor is the project located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. Therefore, the impact is less than significant.

- b) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports, within two miles of a public airport, or within one mile of a private air strip. Also, the project does not propose construction of any structure equal to or great than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

- c) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project would not interfere with this plan because it would not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the project due to the location of the project and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan would not be interfered with because the project is located outside a dam inundation zone.

- d) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards would occur during the building permit process. Also, a Fire Service Availability Letter with conditions, dated August 22, 2007, has been received from the Rural Fire Protection District. The conditions from the Rural Fire Protection District include: Implementation of a 100 foot hazard reduction zone around proposed structures and conformance to the Consolidated Fire Code sections 26.3.6.1 and 26.3.6.2 for constructions of decks. The Fire Service Availability Letter indicates the expected emergency travel time to the project site is 5 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 20 minutes. Therefore, compliance with the Consolidated Fire Code, Appendix II-A and the Rural Fire Protection District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project would not contribute to a cumulatively considerable impact, as all past, present and future projects in the surrounding area are also required to comply with the Consolidated Fire Code and Appendix II-A.

- e) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facilities or other similar uses. Therefore, the proposed wireless telecommunication facility would not create new or substantially increased exposure of existing or future residents to vector hazards.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes an unmanned wireless telecommunications facility, which requires completion of a Stormwater Management Plan (SWMP) for Minor Projects to demonstrate compliance with all requirements of the County of San Diego Watershed Protection Ordinance. The Stormwater Management Plan (SWMP), received September 30, 2004 for the above-referenced project, was reviewed by the Department of Public Works and deemed complete. The project proposes minor grading, trenching and construction of the wireless telecommunications facility and would be required to implement site design measures and/or source control Best Management Practices (BMPs) to prevent pollutants to the maximum extent practicable from entering stormwater runoff and receiving waters. Implementation of BMPs such as fiber rolls and sandbag barriers, as detailed in the SWMP for this project, would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The proposed BMPs identified in the project's SWMP for minor projects are consistent with regional surface water and stormwater planning and permitting processes that have been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an impaired water body, as listed by the Clean Water Act Section 303(d). Regional surface water and stormwater permitting regulations for the County of San Diego, Incorporated Cities of San Diego County, and the San Diego Unified Port District include the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on

February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and, County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purpose of these ordinances is to protect the health, safety and general welfare of County of San Diego residents; protect water resources and improve water quality; cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; secure benefits from the use of storm water as a resource; and ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions and requirements that vary depending on the type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to obtain permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects so that water quality is not degraded from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and proposes BMPs or design measures to mitigate impacts that may occur in the watershed. As the proposed project would be required to implement the water quality protection measures contained in its Stormwater Management Plan, the impact would be less than significant.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not use groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to: regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). Therefore, no impact to groundwater resources is anticipated.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the

rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project is an unmanned wireless telecommunications facility that, due to its small size (24'x13'9" equipment shed and 32-foot tall architectural tower), limited disturbance area, and location away from streams and rivers, would not substantially alter the drainage pattern of the site or area, nor alter the course of a stream or river, to result in substantial erosion or siltation on- or off-site.

The project proposes minor grading and construction for the equipment shed and architectural tower. Existing natural topography and drainage courses on- and off-site would not be altered as a result of the project; therefore, the existing characteristics of the site that influence drainage would not be substantially altered and would not result in an increase in flooding. Furthermore, the project's Stormwater Management Plan requires implementation of Best Management Practices (BMPs) that would minimize erosion and sedimentation in onsite and downstream drainage swales. The Department of Public Works would ensure that the Stormwater Management Plan is implemented as proposed. Due to these factors, impacts associated with significantly increased erosion or sedimentation and altered drainage patterns of the site or area on- or off-site are less than significant. In addition, erosion and sedimentation would be controlled within the boundaries of the project; therefore, the project would not contribute to a cumulatively considerable impact. For further information on project impacts related to soil erosion, refer to VI., Geology and Soils, Question b.

- d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project does not include nor require stormwater drainage systems. Furthermore, the project would not result in a significant increase in pervious surfaces that could contribute runoff water that would exceed the capacity of existing stormwater drainage systems. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

- e) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact would occur.

- f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: 100-year flood hazard areas were not identified on the project site; therefore, no impact would occur.

- g) Expose people or structures to a significant risk of loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam; or from inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. As the project site is not located along the shoreline of a lake or reservoir, nor within one mile from the coast, the site would not be at risk of inundation by seiche or tsunami.

Mudflow is a type of landslide. The project site is not located within a landslide susceptibility zone. In addition, the project does not propose land disturbance that would expose soils nor is it located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project would expose people or property to inundation due to a mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunications facility that does not propose the introduction of major roadways, water supply systems, or other major infrastructure that could significantly disrupt or divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Rural Development Area and General Plan Land Use Designation (18) Multiple Rural Use. The project is consistent with the San Diego County General Plan because wireless telecommunications facilities are anticipated by the (18) Multiple Rural Use Land Use Designation, which provides for uses applied in remote areas, with overall low population density, and with an absence of most public services.

The property is zoned A72 General Agriculture, which permits wireless telecommunications facilities upon the issuance of a Major Use Permit pursuant to the San Diego County Zoning Ordinance Section 6980; therefore, the proposed project is consistent with the General Plan and Zoning Ordinance.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or to a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is a wireless telecommunications facility that would involve a limited area of construction. Due to its small size, any future use or availability of mineral resources would not be lost. Therefore, there is no impact to mineral resources.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Noise-generating attributes of the proposed project include temporary noise associated with construction of the facility and long-term noise associated with the two air condenser units located adjacent to the southwest corner of the proposed equipment shed. The proposed air condenser units would be located approximately 175 feet from the nearest (western) property line. Noise-sensitive uses include a residence to the south of the project site. The proposed project site is zoned A72 for Agricultural Use.

An analysis of the proposed project's conformance to the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards follows.

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise-sensitive areas. A proposed use that has the potential to expose noise-sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dB(A)) must have an acoustical study prepared. If the acoustical study finds that the

proposed project would generate noise in excess of 60 dB(A) CNEL, modifications must be made to the project to reduce noise levels. Noise-sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute.

Noise Ordinance – Section 36.404

Section 36.404 of the Noise Ordinance prohibits the one-hour average sound level at the boundary of the property on which the sound is generated to exceed a pre-determined limit defined by the property's zone. The proposed project site is zoned A72. Adjacent properties are also zoned A72. The most stringent one-hour average sound limit for Zone A72 is 45 dB.

The proposed project would generate long-term noise through the use of two air condenser units. However, since the proposed facility would be located approximately 175 feet from the nearest property line and 295 feet from the property line of the nearest noise sensitive use, the project would not expose persons to or generate noise levels in excess of general plan or noise ordinance standards. Although not required by CEQA, the project would construct a 5 foot tall CMU block wall around the air condenser units to attenuate noise and reduce its impact to the onsite single-family residence. Finally, the project would be required to implement permit conditions to demonstrate compliance with the standards in the County Noise Ordinance.

The proposed project would generate short-term noise associated with construction/grading activities. However, construction operations would occur during permitted hours of operation pursuant to Section 36.410. Also, due to the small scale of construction required, it is not anticipated that the project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. Therefore, the short-term construction impact to noise sensitive areas is less than significant.

Finally, noise impacts resulting from the proposed project would not be cumulatively considerable. The project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36.404 and 36.410) ensures the project would not exceed noise standards for noise-sensitive areas, nor would it exceed noise level limits at the property line or during construction. Therefore, the project would not contribute to a cumulatively considerable exposure of persons to noise levels in excess of standards established in the local general plan or noise ordinance.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. The proposed project is for a wireless telecommunications facility that would not result in an increase in noise levels by 10 dB due to the limited noise producing equipment included as part of the project and based on anticipated compliance with County of San Diego General Plan and County of San Diego Noise Ordinance standards (refer to Question XI. a). Also, the project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

The project would not result in cumulative noise impacts as determined through an analysis of past, present and future projects within the vicinity. It was determined that

the project, in combination past, present and future projects, would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the past, present and future projects considered within the proposed project vicinity.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located within an airport land use plan, or within two miles of a public airport, public use airport or private airstrip. Therefore, there is no impact.

XII. POPULATION AND HOUSING -- Would the project induce substantial population growth in an area, either directly or indirectly; displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunications facility that would have no effect on the availability of housing, nor displace housing or people. Furthermore, the project does not propose new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. Therefore, the project would not induce substantial population growth by proposing a physical or regulatory change that would remove a restriction to or encourage population growth.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based on the service availability form received from the Rural Fire Protection District and dated August 22, 2007, existing services are available to the project. The Fire Service Availability Letter indicates the expected emergency travel time to the project site is 5 minutes. The Maximum Travel Time allowed pursuant to the San Diego County Public Facilities Element is 20 minutes.

Furthermore, the project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project would not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, such as a residential subdivision, mobile home park, or construction of a single-family residence. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities, and as discussed in XIV. a., would not result in the construction or expansion of recreational facilities. Therefore, there is no impact to recreation.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would result in an additional two trips per month. The project was reviewed by DPW staff and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project generates two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and will not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project would not have a significant direct project impact on traffic volume, which is

considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The proposed project would result in an additional two trips per month. The project was reviewed by DPW staff and was determined not to exceed a level of service (LOS) standard at the direct project level for the following reasons: The proposed project generates two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and will not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project will not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways.

However, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet,

state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates two trips per month. These trips would be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. Therefore, these project trips would contribute to a potentially significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which would be required at issuance of building permits, in combination with other components of the program described above, would mitigate potentially significant cumulative traffic impacts to a level below significant.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not alter traffic patterns, roadway design, or place incompatible uses (e.g., farm equipment) on existing roadways.

- e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not result in inadequate emergency access. The Rural Fire Department has reviewed the proposed project and has determined that there is adequate emergency fire access. Additionally, roads used to access the proposed project site are up to County standards.

f) Result in inadequate parking capacity?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed telecommunications facility is unmanned, requiring two maintenance trips per month. There is adequate space to park a maintenance vehicle at the end of the proposed dirt driveway. As this space would meet the parking needs of the facility, the project would not result in an insufficient parking capacity on-site or off-site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is an unmanned telecommunications facility. Its implementation would not result in construction of new road design features, nor present any hazards or barriers for pedestrians or bicyclists. Therefore, the project would not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned telecommunications facility that would not result in wastewater discharge to sanitary sewer or on-site wastewater systems (septic). Therefore, the project would not exceed any wastewater treatment requirements. Furthermore, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project would not require construction of new or expanded facilities, which could cause significant environmental effects.

- b) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve the construction of new or expanded stormwater drainage facilities. As a result, significant environmental effects would not occur from the construction of new or expanded facilities.

- c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunications facility that does not rely on water service for any purpose. Therefore, the proposed project would not require water services from a water district.

- d) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project an unmanned wireless telecommunications facility that would not produce any wastewater; therefore, the project would not interfere with any wastewater treatment provider's service capacity.

- e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is an unmanned wireless telecommunications facility and would not generate solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in

sections IV and V of this form. In addition to project specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant that would be potentially impacted by the project include Biological Resources, and specifically, 0.8 acres of chamise chaparral and 0.1 acres of flat-topped buckwheat. However, mitigation has been included that clearly reduces these effects to a level below significant. This mitigation includes the purchase of 0.4 acres of chamise chaparral habitat and 0.1 acres of flat-topped buckwheat habitat credit in a mitigation bank. The results of this initial study demonstrate that significant impacts could also occur to cultural resources, specifically buried archaeological resources. However, mitigation has been included that clearly reduces these effects to a level below significant. This mitigation includes the implementation of a grading monitoring program by a qualified Archaeologist. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Skyline Truck Trail Tentative Parcel Map (TPM)	TPM 21028
Harwood TPM	TPM 20583
Allen TPM	TPM 21045
DeForge TPM	TPM 20670
Mascarenas Ag Clearing	Administrative Permit 04-004
Doucher	Administrative Permit 00-006
McCalmont Tentative Map	TM 5255

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively

considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significant. This mitigation includes payment of the TIF, which will be required prior to the issuance of building permits. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII. Hydrology and Water Quality, XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to transportation and traffic. However, mitigation has been included that clearly reduces these effects to below a level of significance. This mitigation includes payment of the TIF, which will be required prior to the issuance of building permits. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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